

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 62°14'58" E	26.48'
	(S 60°42'17" E	26.45')
L2	N 00°59'06" W	83.82'
	(N 00°40'03" W	84.00')
L3	S 60°08'57" E	60.37'
	(S 60°42'17"E	59.96')

CALLED 347.425 AC.
 VOL. 527, PG. 247
 OPRHCTX

CALLED 347.425 AC.
 VOL. 527, PG. 247
 OPRHCTX

LOT 1
19.24 AC.

SURVEYOR'S NOTES:

1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE.
UNITS = US SURVEY FEET.

2. ONLY VISIBLE IMPROVEMENTS AND VISIBLE EVIDENCE OF UTILITIES WERE LOCATED.

3. SUBJECT TRACT LIES WITHIN ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48209C0025F, DATED SEPTEMBER 2, 2005. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.

4. ONLY THOSE SURVEY RELATED EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE 'B' OF THE TITLE COMMITMENT NO. T-185961-2, EFFECTIVE DATE: MAY 28, 2025, BY FIRST AMERICAN TITLE GUARANTY COMPANY, AND RELISTED BELOW WERE REVIEWED FOR THIS SURVEY. NO ADDITIONAL RESEARCH FOR EASEMENTS OR RESTRICTIONS AFFECTING THIS TRACT WAS PERFORMED BY CONTOR, LLC.

1) THOSE RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN DOCUMENT NO. 17021899 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

10.2) A 30' SHARED ACCESS DRIVEWAY TRAVERSING LOT 1, AS SHOWN ON THE PLAT OF RECORD IN DOCUMENT NO. 7021899 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

10.3) A 20' PUBLIC UTILITY EASEMENT RESERVED ALONG ALL STREET LINES, AS STATED ON THE PLAT OF RECORD IN DOCUMENT NO. 17021899 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- DOES AFFECT, AS SHOWN HEREON

10.4) A 10' PUBLIC UTILITY EASEMENT RESERVED ALONG ALL OTHER PROPERTY LINES, AS STATED ON THE PLAT OF RECORD IN DOCUMENT NO. 17021899 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- DOES AFFECT, AS SHOWN HEREON

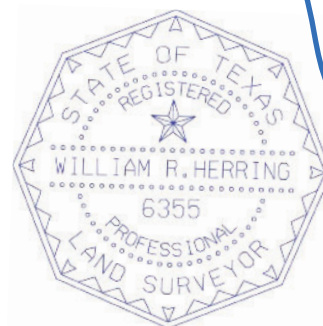
10.6) AN UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 4167, PAGE 864 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- DOES AFFECT, NOT PLOTTABLE. NO VISIBLE OVERHEAD UTILITIES WERE FOUND AT THE TIME OF SURVEY

10.7) AN UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 4562, PAGE 690 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- DOES AFFECT, NOT PLOTTABLE. NO VISIBLE OVERHEAD UTILITIES WERE FOUND AT THE TIME OF SURVEY

10.8) AN UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 201616013304 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- DOES AFFECT, NOT PLOTTABLE. NO VISIBLE OVERHEAD UTILITIES WERE FOUND AT THE TIME OF SURVEY

TO: STEPHANIE LONG AND SIMON MICHAEL, MD, PHD (BUYER), MA MAISON, LLC (RECORD TITLE TO LAND),
AND FIRST AMERICAN TITLE GUARANYT COMPANY (TITLE COMPANY):

I, WILLIAM R. HERRING, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.



WRN
8/20/25

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OF 1

PROJECT NAME: MA MAISON TITLE SURVEYS
CLIENT: MA MAISON/LONG MICHAEL
JOB NUMBER: 2500172
SURVEY DATE: AUGUST 18, 2025
SURVEYOR: WH
TECHNICIAN: ES

CONTOR

MAPPING THE LAND OF OPPORTUNITY

CONTOR, LLC
TBPELS FIRM NO. 10194424
P.O. BOX 1225
DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: TEAM@CONTORUSA.COM
CONTORUSA.COM

LAND TITLE SURVEY

2550 BELL SPRINGS ROAD
DRIPPING SPRINGS, TX

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD W/ "CONTOR BOUNDARY" CAP SET
 - ③ PROPANE TANK
 - ④ WATER TANK
 - ⑤ WATER WELL
 - ⑥ SEPTIC LID
 - ⑦ LIGHT POLE
 - ⑧ POND FILTER PUMP
 - WIRE FENCE
 - - - EASEMENT LIMITS
 - ADJOINER TRACT BOUNDARY
 - SUBJECT TRACT BOUNDARY
- RHCTX OFFICIAL PUBLIC RECORDS
HAYS COUNTY, TEXAS